

# Exhibit F

## Heron Apartments--Third Party Expenses

Vendor	Service	Amount
Partner Engineering & Science, Inc.	Phase I Environmental Rpt	2,600.00
Partner Engineering & Science, Inc.	Property Condition Report	2,900.00
Partner Engineering & Science, Inc.	Seismic Risk Assessment	2,900.00
Alpha Risk Mgmt, Inc.	Insurance Review	4,000.00
Colliers International	Property Appraisal	7,500.00
V-Check Global	Background Checks	2,839.64
Rain Wine National Corp.	Underwriting & Diligence	25,000.00
The Planning & Zoning Resource Company (PZR)	Zoning Review	1,524.60
deNormandie, Sidlo	Local Counsel	3,650.00
Greenberg Traurig (1)	Transaction Legal Counsel	87,000.00
<b>Total</b>		<b>139,914.24</b>
	Expense Deposit	90,000.00
	Due From Borrower	(49,914.24)

(1) Transaction team formerly associated with Winston & Strawn



Date: March 4, 2022

Edmund Taylor etaylor@crescitcap.com  
Crescit Capital Strategies  
601 Lexington Avenue  
20th Floor  
New York, NY 10019

Invoice Number: 22-357846-1

FOR PROFESSIONAL SERVICES RENDERED:

Client Reference: 357846

Project Name : The Heron Apartments

Address : 1624 E. 32nd Street  
TACOMA, WA 98404 UNITED STATES

Partner Contact : Sarah Fonseca

Partner Project # : 22-357846.1

Phase I Environmental Site Assessment	\$2,600.00
Property Condition Report	\$2,900.00

This is an invoice for professional services and is due and payable upon presentation.

Reference invoice number 22-357846-1 on payment.

Wiring Instructions <b>PLEASE NOTE NEW BANKING INSTRUCTIONS</b>	
Beneficiary Name	Partner Assessment Corp.
Beneficiary Account Number	4280477522
Bank Routing Number	121000248
SWIFT/BIC Code	WFBIUS6S
Receiving Bank Name	Wells Fargo Bank, N.A.
Receiving Bank Address	San Francisco, CA 94104

FEIN 20-8264379

A charge of 1.5% per month will be added to the total amount due 30 days after invoice date.

Invoice Total: \$5,500.00

Deposit:

Payment:

Amount Due: \$5,500.00

**PLEASE NOTE NEW REMIT TO ADDRESS**

Please make check payable to Partner Engineering & Science, Inc. and mail to:

Partner Assessment Corporation

PO Box 207428, Dallas, TX 75320-7428

Telephone 310-615-4500 Facsimile 310-615-4544

www.partneresi.com - AR@partneresi.com

# PARTNER

Engineering and Science, Inc.

Date: March 4, 2022

Edmund Taylor etaylor@crescitcap.com  
Crescit Capital Strategies  
601 Lexington Avenue  
20th Floor  
New York, NY 10019

Invoice Number: 22-357846-2

FOR PROFESSIONAL SERVICES RENDERED:

Client Reference: 357846

Project Name : The Heron Apartments

Address : 1624 E. 32nd Street

TACOMA, WA 98404 UNITED STATES

Partner Contact : Sarah Fonseca

Partner Project # : 22-357846.2

Level-1 Seismic Risk Assessment (SRA) with Probable Maximum Loss (PML)	\$2,900.00
Property Inspection	\$0.00

This is an invoice for professional services and is due and payable upon presentation.

Reference invoice number 22-357846-2 on payment.

Invoice Total: \$2,900.00

Deposit:

Payment:

Amount Due: \$2,900.00

Wiring Instructions <b>PLEASE NOTE NEW BANKING INSTRUCTIONS</b>	
Beneficiary Name	Partner Assessment Corp.
Beneficiary Account Number	4280477522
Bank Routing Number	121000248
SWIFT/BIC Code	WFBIUS6S
Receiving Bank Name	Wells Fargo Bank, N.A.
Receiving Bank Address	San Francisco, CA 94104

FEIN 20-8264379

A charge of 1.5% per month will be added to the total amount due 30 days after invoice date.

## PLEASE NOTE NEW REMIT TO ADDRESS

Please make check payable to Partner Engineering & Science, Inc. and mail to:

Partner Assessment Corporation

PO Box 207428, Dallas, TX 75320-7428

Telephone 310-615-4500 Facsimile 310-615-4544

www.partneresi.com - AR@partneresi.com



Risk Management, Inc.  
1400 Old Country Road  
Westbury, New York 11590

# Invoice

DATE	INVOICE #
5/25/2022	20213

**BILL TO:**

Crescit Mortgage Capital  
601 Lexington Avenue  
20th Floor  
New York, NY, 10022

Wire Transfer Instructions:  
JP Morgan Chase  
22 Grace Avenue  
Great Neck, NY 11021  
Alpha Risk Management, Inc  
Account #1910634152-65  
ABA#021000021

Project: Heron Apartments

DESCRIPTION	AMOUNT
For insurance and risk management consulting services in conjunction with this real estate financing transaction including: evaluation of the risks associated with the financing of Heron Apartments; review of the evidences of insurance; consultation with the bank officials; remediation of coverage deficiencies; preparation of summaries of insurance, assembled insurance documentation loan closing package containing certificates of insurance reflecting the lender's interest as Mortgagee, Loss Payee and Additional Insured	3,925.00
Flood Determination Report - 1 Flood	75.00
<b>Total</b>	<b>\$4,000.00</b>

Payment Terms: Due Upon Receipt

Please include Invoice # on payment

# INVOICE FOR SERVICES RENDERED

COLLIERS INTERNATIONAL

VALUATION &amp; ADVISORY SERVICES

26791 Network Place

Chicago, IL 60673-1267

MAIN +1 503 542 5404

FAX +1 604 602 7021

WEB [www.colliers.com](http://www.colliers.com)

## CLIENT

Crescit Capital Strategies  
Attn: Edmund Taylor  
601 Lexington Avenue 20th Floor  
New York, NY 10022

Please reference Job Number SEA220117 when remitting

## SUBJECT PROPERTY

The Heron Apartments  
1624 East 32nd Street  
Tacoma, WA 98404

## JOB INFORMATION

Job Number	SEA220117
Invoice Number	SEA220117
Invoice ID	319845
Invoice Date	03/15/2022
Federal Tax ID	41-2227433
Office	Seattle

## INVOICE AMOUNT

Appraisal Job Fee	\$7,500.00
Hourly Fees	\$0.00
Expenses	\$0.00
State Tax	\$0.00
Invoice Total	\$7,500.00
Payments	\$0.00
Retainers/Credits	\$3,750.00
Balance Due	\$3,750.00

## COMMENTS

### Please remit all payments to

Colliers International Valuation & Advisory Services  
26791 Network Place  
Chicago, IL 60673-1267

### For any questions about this invoice

Accounts Receivables Department  
Phone +1 503 542 5404  
Fax +1 604 602 7021  
Email [eliza.estrada@colliers.com](mailto:eliza.estrada@colliers.com)

### Wire Instructions

JP Morgan Chase Bank, NA  
Chicago, IL  
70-2322/719  
Account Name: Colliers International Valuation & Advisory Services, LLC  
Account No. 899559074  
ABA No. 021000021  
ACH Payment Transit Routing Number: 071000013  
Swift code for International Wires ONLY: CHASUS33  
\*\*Please include job/invoice number in addenda/memo payment information\*\*

\*\*Please include job/invoice number in addenda/memo payment information\*\*

Late Charges: At the option of Colliers International Valuation & Advisory Services (CIVAS), any amount past due shall bear simple interest at the annual rate of eighteen percent (18%), or 1.5% monthly, provided that in no event shall such interest rate exceed the highest legal interest rate for business loans. Further, to partially compensate CIVAS for banking, administrative and accounting costs, Client shall pay to CIVAS a fee of \$50.00 (which may be increased from time to time) per occurrence for any check received for payments under this Statement that is not immediately honored for any reason whatsoever (including, without limitation, insufficient funds), which fee shall be in addition and without limitation to any other amounts claimed by CIVAS.



# INVOICE FOR SERVICES RENDERED

COLLIERS INTERNATIONAL

VALUATION &amp; ADVISORY SERVICES

26791 Network Place

Chicago, IL 60673-1267

MAIN +1 503 542 5404

FAX +1 604 602 7021

WEB www.colliers.com



## CLIENT

Crescit Capital Strategies  
Attn: Edmund Taylor  
601 Lexington Avenue 20th Floor  
New York, NY 10022

Please reference Job Number SEA220117 when remitting

## SUBJECT PROPERTY

### The Heron Apartments

1624 East 32nd Street  
Tacoma, WA 98404

## JOB INFORMATION

Job Number	SEA220117
Invoice Number	SEA220117
Invoice ID	319845
Invoice Date	03/15/2022
Federal Tax ID	41-2227433
Office	Seattle

## COMMENTS

## INVOICE AMOUNT

Appraisal Job Fee	\$7,500.00
Hourly Fees	\$0.00
Expenses	\$0.00
State Tax	\$0.00
Invoice Total	\$7,500.00
Payments	\$0.00
Retainers/Credits	\$3,750.00
Balance Due	\$3,750.00

## Please remit all payments to

Colliers International Valuation & Advisory Services  
26791 Network Place  
Chicago, IL 60673-1267

## For any questions about this invoice

Accounts Receivables Department  
Phone +1 503 542 5404  
Fax +1 604 602 7021  
Email [eliza.estrada@colliers.com](mailto:eliza.estrada@colliers.com)

## Wire Instructions

JP Morgan Chase Bank, NA  
Chicago, IL  
70-2322/719  
Account Name: Colliers International Valuation & Advisory Services, LLC  
Account No. 899559074  
ABA No. 021000021

**\*\*Please include job/invoice number in addenda/memo payment information\*\***

ACH Payment Transit Routing Number: 071000013

Swift code for International Wires ONLY: CHASUS33

**\*\*Please include job/invoice number in addenda/memo payment information\*\***

Late Charges: At the option of Colliers International Valuation & Advisory Services (CIVAS), any amount past due shall bear simple interest at the annual rate of eighteen percent (18%), or 1.5% monthly, provided that in no event shall such interest rate exceed the highest legal interest rate for business loans. Further, to partially compensate CIVAS for banking, administrative and accounting costs, Client shall pay to CIVAS a fee of \$50.00 (which may be increased from time to time) per occurrence for any check received for payments under this Statement that is not immediately honored for any reason whatsoever (including, without limitation, insufficient funds), which fee shall be in addition and without limitation to any other amounts claimed by CIVAS.



**PROJECT NAME: The Heron Apartments  
Ltd**

Transaction	Date	Invoice Num	Subtotal	Tax
Invoice	5/19/2022	61532	\$ 1,500.00	\$ 25.30
Invoice	5/23/2022	61670	\$ 850.00	\$ 14.34

**SUBTOTAL** \$ 2,350.00 \$ 39.64

**GRAND TOTAL** \$ 2,389.64



Vcheck Global LLC.  
150 E 52nd Street  
Suite 32001  
New York NY 10022  
United States



**BILL TO**  
The Rain Wine Real Estate Group, Ltd  
710 Amsterdam Ave, Suite 1A  
New York New York 10025  
United States

**SHIP TO**  
The Rain Wine Real Estate Group,  
Ltd  
710 Amsterdam Ave, Suite 1A  
New York New York 10025  
United States

**INVOICE** 61532  
**DATE** 5/19/2022  
**TERMS** Due Upon Receipt  
**DUE DATE** 5/19/2022

**PROJECT NAME**  
The Heron Apartments

SUBJECT	SERVICE	RATE	AMOUNT
Christopher Robison	Enhanced Due Diligence	\$1,500.00	\$1,500.00
Christopher Robison	Consumer Credit Report	\$0.00	\$0.00
Christopher Robison	Social Media - AI	\$0.00	\$0.00

Sales tax on the data collection portion of Vcheck Global products may be applied in some states.  
State/Local Tax Exemption Scenarios:  
If you have documentation for the state in which our services were purchased and believe your firm should be exempt from state sales tax, please provide one or more of the following to eliminate sales tax on invoices from Vcheck Global:  
\*State Resale Certificate  
\*State Exemption Certificate  
\*Written confirmation that your firm self-accrues sales/use tax  
\*A direct-pay permit from the state in which the order is being placed

<b>Subtotal</b>	\$1,500.00
<b>Tax Total (%)</b>	\$25.30
<b>Total</b>	<b>\$1,525.30</b>

\* CREDIT/DEBIT CARD: Please visit <https://pay.banquest.com/vcheck>  
\* ACH/ Wire Transfer: JPMorgan Chase Bank, N.A. | Routing #: 322271627 | Account #: 165587170 | Swift Code: CHASUS33  
Bank Address: 6120 W 3rd St, Los Angeles, CA 90036 | Phone: (323) 935-4067 |  
\* Make Checks Payable to Vcheck Global and mail to:  
Vcheck Accounts Receivable | 150 E 52nd Street, Suite 32001, New York NY 10022, United States

1 of 1

DEFS05041

Vcheck Global LLC.  
150 E 52nd Street  
Suite 32001  
New York NY 10022  
United States



**BILL TO**  
The Rain Wine Real Estate Group, Ltd  
710 Amsterdam Ave, Suite 1A  
New York New York 10025  
United States

**SHIP TO**  
The Rain Wine Real Estate Group,  
Ltd  
710 Amsterdam Ave, Suite 1A  
New York New York 10025  
United States

**INVOICE** 61670  
**DATE** 5/23/2022  
**TERMS** Due Upon Receipt  
**DUE DATE** 5/23/2022

**PROJECT NAME**  
The Heron Apartments

SUBJECT	SERVICE	RATE	AMOUNT
Emerald Bay Apartments, LLC	Full (Standard) Due Diligence - Business	\$850.00	\$850.00

*Sales tax on the data collection portion of Vcheck Global products may be applied in some states*

*State/Local Tax Exemption Scenarios:*

*If you have documentation for the state in which our services were purchased and believe your firm should be exempt from state sales tax, please provide one or more of the following to eliminate sales tax on invoices from Vcheck Global:*

*\*State Resale Certificate*

*\*State Exemption Certificate*

*\*Written confirmation that your firm self-accrues sales/use tax*

*\*A direct-pay permit from the state in which the order is being placed*

<b>Subtotal</b>	\$850.00
<b>Tax Total (%)</b>	\$14.34
<b>Total</b>	<b>\$864.34</b>

\* CREDIT/DEBIT CARD: Please visit <https://pay.banquest.com/vcheck>

\* ACH/ Wire Transfer: JPMorgan Chase Bank, N.A. | Routing #: 322271627 | Account #: 165587170 | Swift Code: CHASUS33

Bank Address: 6120 W 3rd St, Los Angeles, CA 90036 | Phone: (323) 935-4067 |

\* Make Checks Payable to Vcheck Global and mail to:

Vcheck Accounts Receivable | 150 E 52nd Street, Suite 32001, New York NY 10022, United States

**Rain Wine National Corp.**

710 Amsterdam Avenue, #1A  
New York, NY 10025

Joe Iacono  
Crescit Capital Strategies  
601 Lexington Avenue  
20th Floor  
New York, NY 10022

Date: June 20, 2022

RW Invoice# 22-006

Site: The Heron Apartments

UW Fee: \$23,250

Site Inspection Fee & Costs: \$ 1,750

**Total Invoice to be Paid: \$25,000**

Please send check to above address, or wire to:

Bank: Citibank  
ABA#: 021-000-089  
Account: Morgan Stanley & Co.: Beneficiary Account #40611172  
Sub-Account: For further credit to: DWR A/C 642-024931  
Account Name: Rain Wine National Corp.

Fed. Tax I.D. 65-0959412

Please call Khris Reina at (917) 829-7598 if you have any questions.

**Invoice****The Planning & Zoning Resource Company**

1300 S Meridian Ave, Suite 400  
 Oklahoma City, OK 73108  
 Phone # 405-840-4344

Page 1/1

Invoice #: I221344

Invoice Date: 4/18/2022

Portfolio Number: 156001

**Bill To:**

Crescit Mortgage Capital, LLC  
 c/o Winston & Strawn LLP  
 200 Park Avenue  
 New York NY 101664193  
 Attn: Robert Libonati  
 rlibonati@winston.com

**Remit To:**

The Planning & Zoning Resource Company  
 1300 S Meridian Ave, Suite 400  
 Oklahoma City, OK 73108

Payment for services is due at closing or within 30  
 days of the invoice, whichever is sooner

Description	Hours/Qty	Rate	Amount
PZR Site # 156001-1 Heron Apartments 1624 East 32nd Street Tacoma Washington	1	\$1,000.00	\$1,000.00
Site Expense	1	\$524.60	\$524.60

<b>Total</b>	\$1,524.60
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,524.60

**WIRING – ACH INSTRUCTIONS**

Depository Bank: Valliance Bank – Oklahoma City, OK – (405)-286-5730

ABA#: 103013017

Account Name: The Planning and Zoning Resource Company

Account#: 107013971

Please reference our Invoice number when remitting payment. Notifications can  
 be sent to [AR@pzs.com](mailto:AR@pzs.com)

New Orders – [orders@pzs.com](mailto:orders@pzs.com)  
 Billing Questions –  
[pzsaccounts@pzs.com](mailto:pzsaccounts@pzs.com) or ext.  
 4409

Tax ID:  
 36-4804379

Payment for services  
 is due at closing or  
 Within 30 day of the  
 Invoice, whichever is  
 sooner

# *de* NORMANDIE, SIDLO

## INVOICE

DATE: April 28, 2022  
TO: Ekaterina Wyn-Jones  
Winston & Strawn LLP  
FROM: Pete de Normandie  
SENT VIA: XX E-Mail        Facsimile  
RE: Heron Apartments  
Legal Fees and Costs

---

We are submitting this invoice in connection with services rendered in the above described loan transaction. The following are our fees and costs to be paid upon closing:

1.	Attorney Fees:	\$ 3,650.00
2.	Costs:	\$ 0.00

Total Fees/Costs to be paid to deNormandie, Sidlo & Associates PLLC	<u>\$ 3,650.00</u>
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Remit payment via wire to the following account:

Bank	:	THE COMMERCE BANK OF WASHINGTON
Account Name	:	deNormandie, Sidlo & Associates PLLC
ABA/Routing Number:	:	125008013
Account Number	:	2079852

Please reference the property name on the wire.

Feel free to contact me directly if you have any questions or need additional information.  
It has been our pleasure to represent you in this transaction.

Respectfully,

deNORMANDIE, SIDLO & ASSOCIATES PLLC

Pete de Normandie





Invoice No.: 1000067518  
File No. : 208422.010200  
Bill Date : August 29, 2022

Crescent Mortgage Capital LLC  
380 Lexington Avenue  
New York, NY 10168

Attn: Joe Iacono

**INVOICE**

Re: Heron Apartments

Legal Fee:	\$	87,000.00
Current Invoice:	\$	<u>87,000.00</u>

CAT:JM

Tax ID: 13-3613083

Greenberg Traurig, LLP | Attorneys at Law | One Vanderbilt Avenue | New York, New York 10017  
Tel 212.801.9200 | Fax 212.801.6400 | [www.gtlaw.com](http://www.gtlaw.com)



Invoice No.: 1000067518  
File No.: 208422.010200

**Note: Payment is Due 30 Days from Date of Invoice**

***FOR YOUR CONVENIENCE,  
PAYMENT INSTRUCTIONS FOR GT FIRM ACCOUNT  
FOR FEES & COSTS ARE AS FOLLOWS:***

TO: CITIBANK, N.A.  
ABA #: 266086554  
CREDIT TO: GREENBERG TRAURIG ACCOUNT  
ACCOUNT #: 3200175071  
PLEASE  
REFERENCE: CLIENT NAME: CRESCIT MORTGAGE CAPITAL LLC  
FILE NUMBER: 208422.010200  
INVOICE NUMBER: 1000067518\*  
BILLING  
PROFESSIONAL: Corey A. Tessler

**IF YOU WISH TO PAY BY CHECK PLEASE REMIT TO THE ADDRESS BELOW:**

**Greenberg Traurig  
PO Box 936769  
ATLANTA GA 31193-6769**

Wire fees may be assessed by your bank.

**\* If paying more than one invoice, please reference all invoice numbers in wiring instructions.**

CAT:JM

Tax ID: 13-3613083

Greenberg Traurig, LLP | Attorneys at Law | One Vanderbilt Avenue | New York, New York 10017  
Tel 212.801.9200 | Fax 212.801.6400 | [www.gtlaw.com](http://www.gtlaw.com)

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